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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

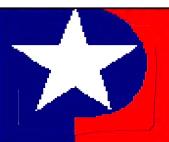
669,800 / 669,800

USE VALUE:

669,800 / 669,800

ASSESSED:

669,800 / 669,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BATTLES CHRISTOPHER T

Owner 2: BATTLES LONNA LEE

Owner 3:

Street 1: 11 ELWERN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BATTLES CHRISTOPHER T/LIFE EST -

Owner 2: BATTLES C/MITCHELL L/TRS -

Street 1: 11 ELWERN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,941 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4941		Sq. Ft.	Site		0	70.	1.15	6									397,761						397,800	

Total AC/HA: 0.11343

Total SF/SM: 4941

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 397,761

Spl Credit

Total: 397,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																												
Type: 5	- Cape			Full Bath: 1	Rating: Average																																			
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																			
Sec Wall:				OthrFix:	Rating:																																			
Roof Struct: 1	- Gable			OTHER FEATURES				<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 7</td> <td>BRs: 3</td> <td>Baths: 1</td> <td>HB: 1</td> <td></td> <td></td> <td></td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1			
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Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1																																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																																			
Color: BEIGE				A Kits:	Rating:																																			
View / Desir:				Fpl: 1	Rating: Average																																			
GENERAL INFORMATION				WSFlue:	Rating:																																			
Grade: C	- Average			CONDOS INFORMATION																																				
Year Blt: 1960	Eff Yr Blt:			Location:																																				
Alt LUC:				Total Units:																																				
Jurisdct: G12	Fact: .			Floor:																																				
Const Mod:				% Own:																																				
Lump Sum Adj:				Name:																																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRS	FL																									
Prim Int Wall: 1	- Drywall			Functional:				Interior:				1	7	3	M																									
Sec Int Wall:				Economic:				Additions:																																
Partition: T	- Typical			Special:				Kitchen:																																
Prim Floors: 3	- Hardwood			Override:				Baths:																																
Sec Floors:				Total:	18.6 %			Plumbing:																																
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																																
Subfloor:				<table border="1"> <tr> <td>Basic \$ / SQ:</td> <td>105.00</td> </tr> <tr> <td>Size Adj.:</td> <td>1.35000002</td> </tr> <tr> <td>Const Adj.:</td> <td>0.99989998</td> </tr> <tr> <td>Adj \$ / SQ:</td> <td>141.736</td> </tr> <tr> <td>Other Features:</td> <td>82000</td> </tr> <tr> <td>Grade Factor:</td> <td>1.00</td> </tr> <tr> <td>NBHD Inf:</td> <td>1.00000000</td> </tr> <tr> <td>NBHD Mod:</td> <td></td> </tr> <tr> <td>LUC Factor:</td> <td>1.00</td> </tr> <tr> <td>Adj Total:</td> <td>334175</td> </tr> <tr> <td>Depreciation:</td> <td>62157</td> </tr> <tr> <td>Depreciated Total:</td> <td>272018</td> </tr> </table>				Basic \$ / SQ:	105.00	Size Adj.:	1.35000002	Const Adj.:	0.99989998	Adj \$ / SQ:	141.736	Other Features:	82000	Grade Factor:	1.00	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	334175	Depreciation:	62157	Depreciated Total:	272018	Heating:								
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Bsmnt Gar: 1				COMPARABLE SALES				General:																																
Electric: 3	- Typical			Rate	Parcel ID	Typ	Date	Sale Price																																
Insulation: 2	- Typical																																							
Int vs Ext: S																																								
Heat Fuel: 2	- Gas																																							
Heat Type: 3	- Forced H/W																																							
# Heat Sys: 1																																								
% Heated: 100																																								
Solar HW: NO	Central Vac: NO																																							
% Com Wall:	% Sprinkled:																																							
MOBILE HOME				Make:				Model:				Serial #:				Year:																								
SPEC FEATURES/YARD ITEMS				PARCEL ID 118-0-0002-0015.0																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																							
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